

CATALYST

BICESTER

Phase 3 - To Let

16,634 – 42,145 sq ft of new flexible technology, R&D and advanced manufacturing space, now ready for occupation.



Phase 3 is occupancy-ready and ranges from 16,634 – 42,145 sq ft across five buildings, totalling 110,281 sq ft.

Our state-of-the-art facilities, strategic location, and amenity-rich environment provide the ideal setting for high-performance businesses in industrial technology, advanced manufacturing, and R&D.

Already home to industry leaders including McLaren, Tesla, Evolito, and YASA (Mercedes-Benz), Catalyst has a proven reputation as a centre of technological excellence and growth.

1

TESLA

2

David Lloyd
— CLUBS —

3 4 5

McLaren

6

YASA

7

Evolito
The Power of Electric Flight

8

H
Holiday Inn

Phase 3



A41

Catalyst Site Plan

- PHASE 1
- PHASE 2
- PHASE 3
- PRE-LET OPPORTUNITIES



Phase 3

Now ready to occupy.

Five flexible technology, R&D and advanced manufacturing units.

Leasehold terms available.

Phase 3 Key Features

110,281 sq ft

Phase 3 total space, units ranging from 16,634 – 42,145 sq ft

Enhanced

Power provisions

30%

Office content

25%

of all car parking spaces served by an EV charging point

Grade A

Open plan offices at first floor

1:382 sq ft

Designated parking spaces

FM2

Floor tolerance in production area designed for uniform loads of 50 kn/m²

12%

Rooflights to maximise natural light to production areas

EPC A

Certificate rating

8m

Min eaves height

4m

Min clear below first floor

Excellent

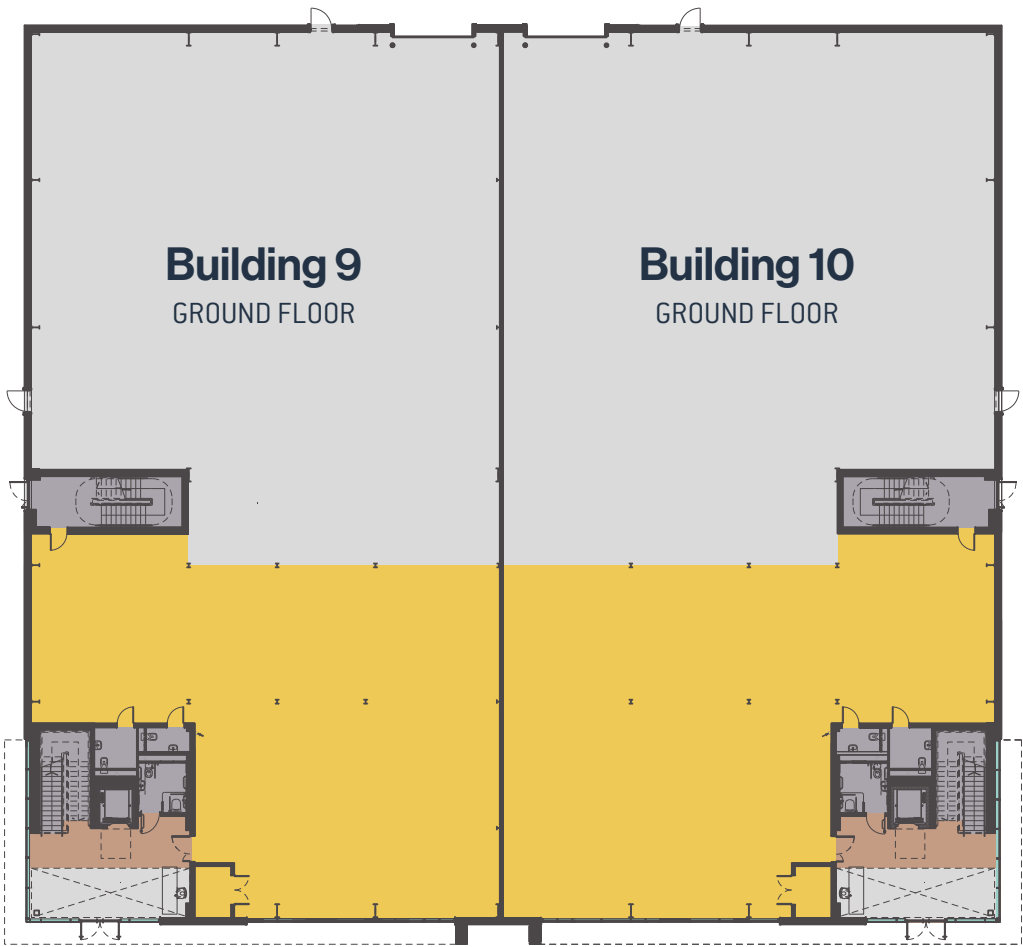
BREEAM rating



Phase Three Floor Areas (GIA):

	Ground floor	First floor	Total	Parking	Cycle	Power supply
Unit 9	11,595 sq ft	5,039 sq ft	16,634 sq ft	44	16	370 kVA
Unit 10	12,126 sq ft	5,302 sq ft	17,428 sq ft	44	16	390 kVA
Unit 11	11,594 sq ft	5,058 sq ft	16,652 sq ft	44	16	370 kVA
Unit 12	12,122 sq ft	5,300 sq ft	17,422 sq ft	42	16	390 kVA
Unit 13	29,477 sq ft	12,668 sq ft	42,145 sq ft	113	36	700 kVA

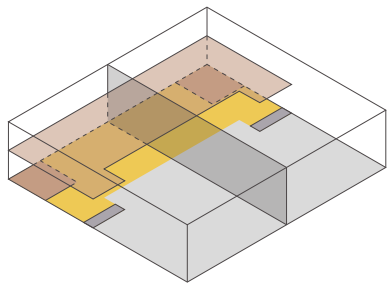
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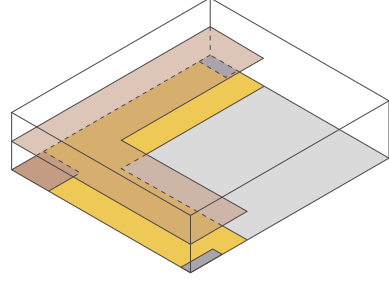
Floorplan key

- GROUND FLOOR RECEPTION & FIRST FLOOR OFFICE
- LAB/OFFICE EXPANSION AREA GROUND FLOOR
- DOUBLE HEIGHT AREA

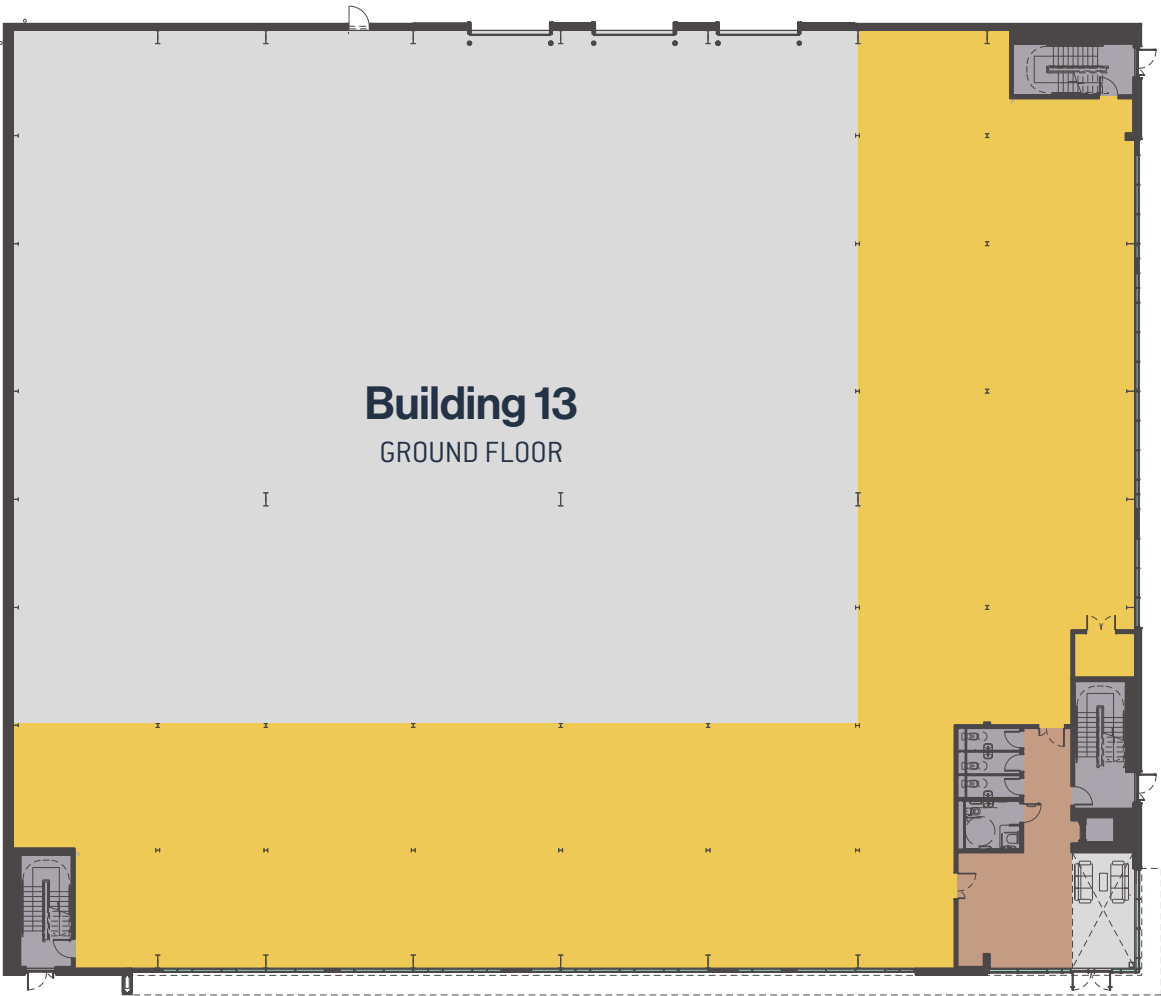
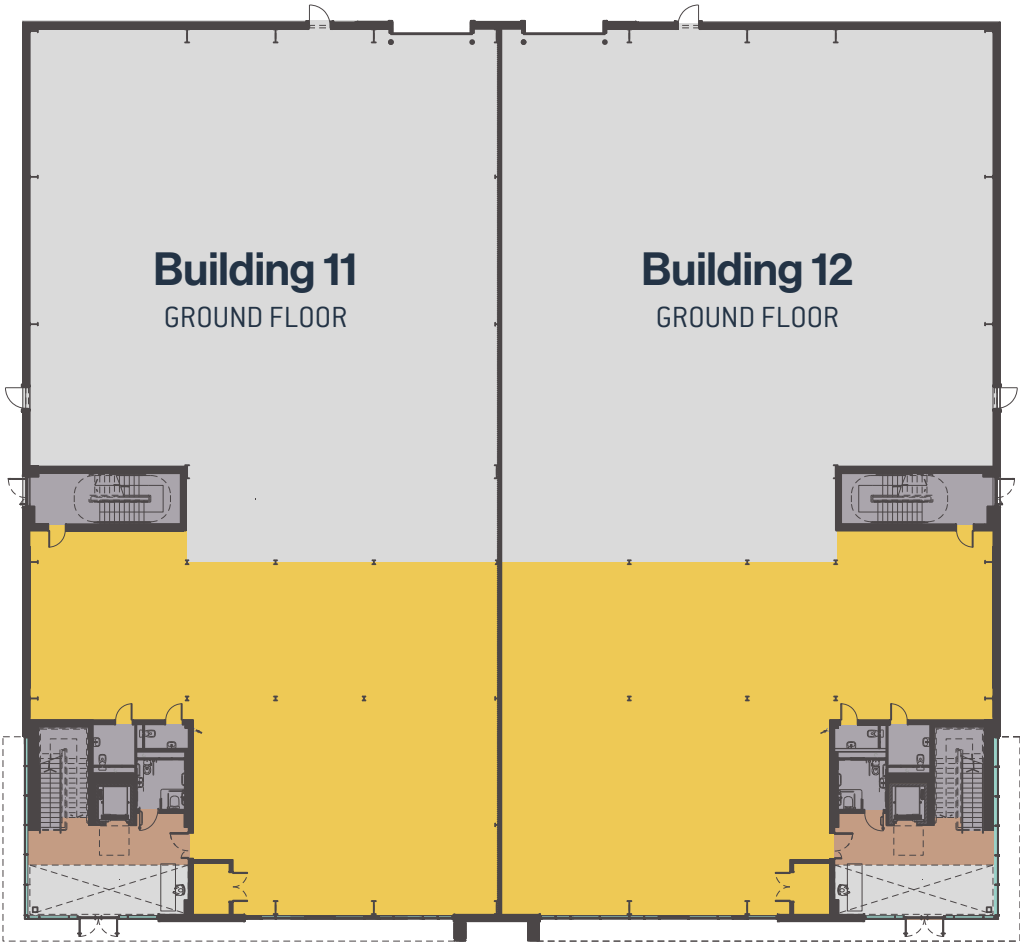
Buildings 9 & 10 / 11 & 12



Building 13



11 \ Catalyst Bicester



Why Catalyst

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Flexible Design

Buildings designed with flexibility in mind.
Suitable for industrial, technology,
R&D labs, advanced manufacturing
and head offices.



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Power Provision

Enhanced power supply – designed to meet the needs of industrial technology and advanced manufacturing businesses.



Access to Talent

Central to the Oxford–Cambridge Arc.
Access to one of the UK’s strongest pools of highly skilled people.

World-Class Innovation, Local Talent

Catalyst offers sustainable, high-quality workspace in a setting designed for balance and inspiration.

Perfectly placed for Oxford, London, Birmingham and beyond. The airports of Heathrow, Birmingham International and London Oxford are all within easy reach.

The new East/West rail link will bring access to a further skilled workforce.

A Town on the Rise

Bicester is one of the UK’s fastest-growing towns with a population of over 50,000 by 2031. It is home to the UK’s largest self-build site and a zero-carbon eco-town, reinforcing Bicester’s forward-thinking credentials.



At the Heart of Innovation

Oxfordshire has one of the world’s highest concentrations of innovation assets, leading in technologies such as fusion energy, autonomous vehicles, quantum computing, life sciences, and electric vehicle tech.

The University of Oxford generates more spin-outs than any other UK university, with over 200 science and tech start-ups powering the region’s growth.



Amenities on the Doorstep

An exciting variety of retail, eating and leisure offerings are all within walking and cycling distance.

These include:

- David Lloyd sports club.
- Holiday Inn Hotel.
- Bicester Village retail.
- Bicester Shopping Park.



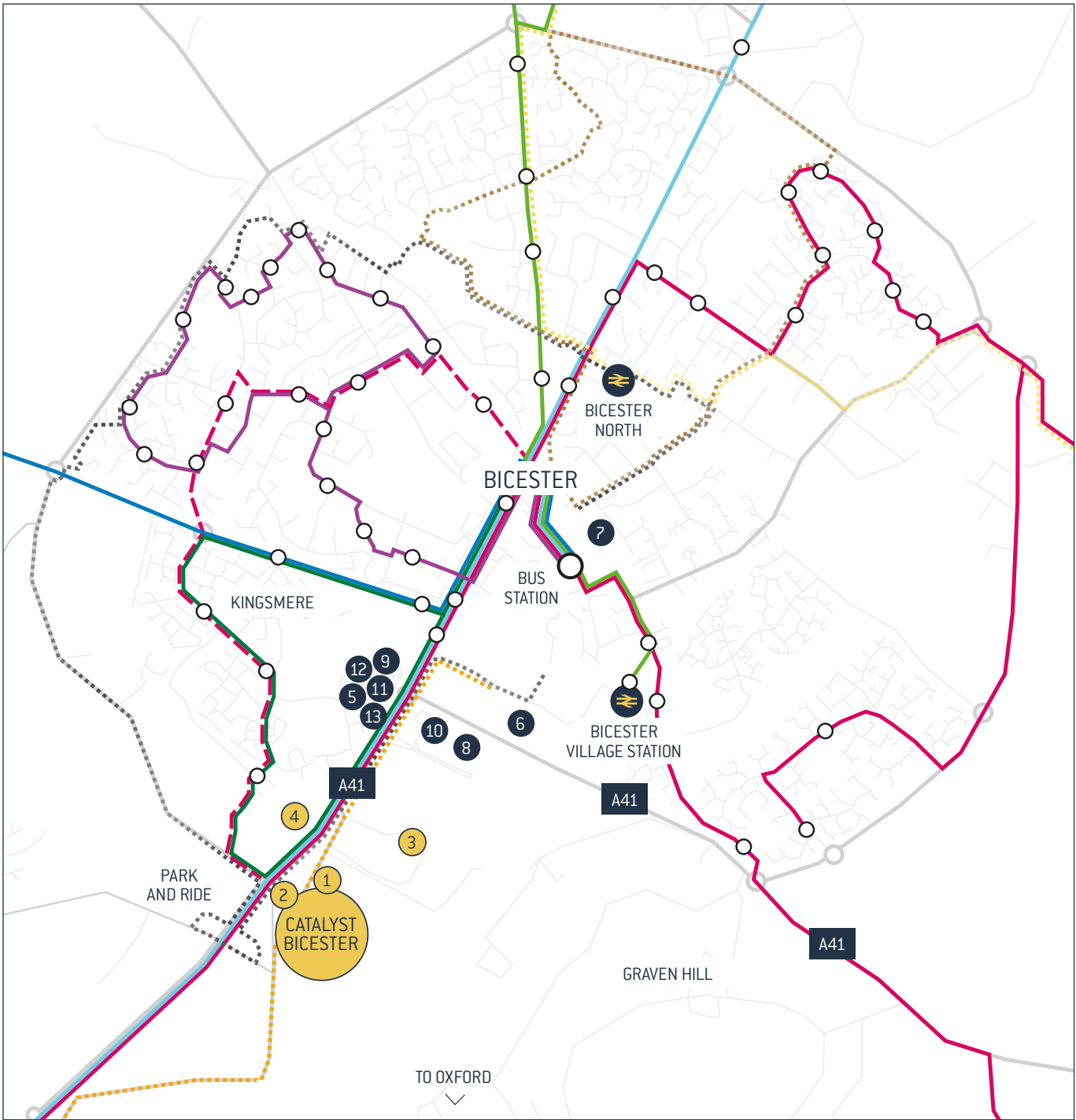
Well-being included

The on-site David Lloyd club offers everything from a full gym to indoor and outdoor pools and world-class tennis courts.

Holiday Inn Express offers meeting rooms, conference spaces, dining, and accommodation.



Bus, Travel and Amenity Map



Amenities within walking distance

- | | | | |
|--------------------|------------------------|-----------------|-------------|
| 1 DAVID LLOYD CLUB | 5 BICESTER RETAIL PARK | 9 STARBUCKS | 13 PURE GYM |
| 2 HOLIDAY INN | 6 BICESTER VILLAGE | 10 MCDONALDS | |
| 3 BICESTER AVENUE | 7 BICESTER TOWN CENTRE | 11 M&S FOODHALL | |
| 4 PREMIER INN | 8 TESCO | 12 COSTA COFFEE | |

Bus routes:

- | | |
|----------------|----------|
| S5 | 25A |
| S5 (peak only) | 26 |
| X5 | 21 |
| E1 | BUS STOP |

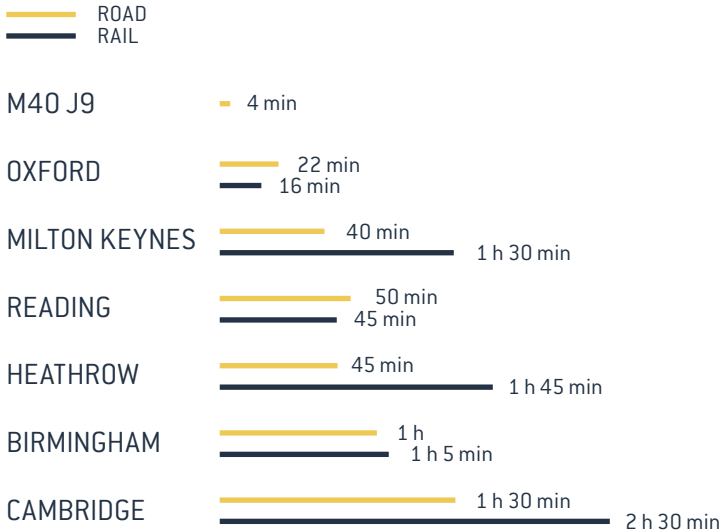
Cycle routes:

- | |
|--------|
| GOLD |
| SILVER |
| BRONZE |
| 51 |

Connectivity

Bicester's strength is its excellent connections by road and rail, with wider national and international links, giving easy access to London, Oxford, Reading and Cambridge via Bicester, Milton Keynes and Bedford, with East West Rail opening imminently.

Travel Times



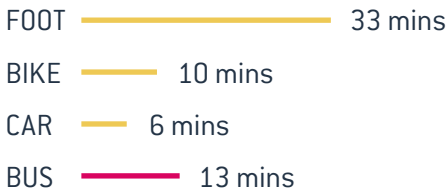
London Marylebone



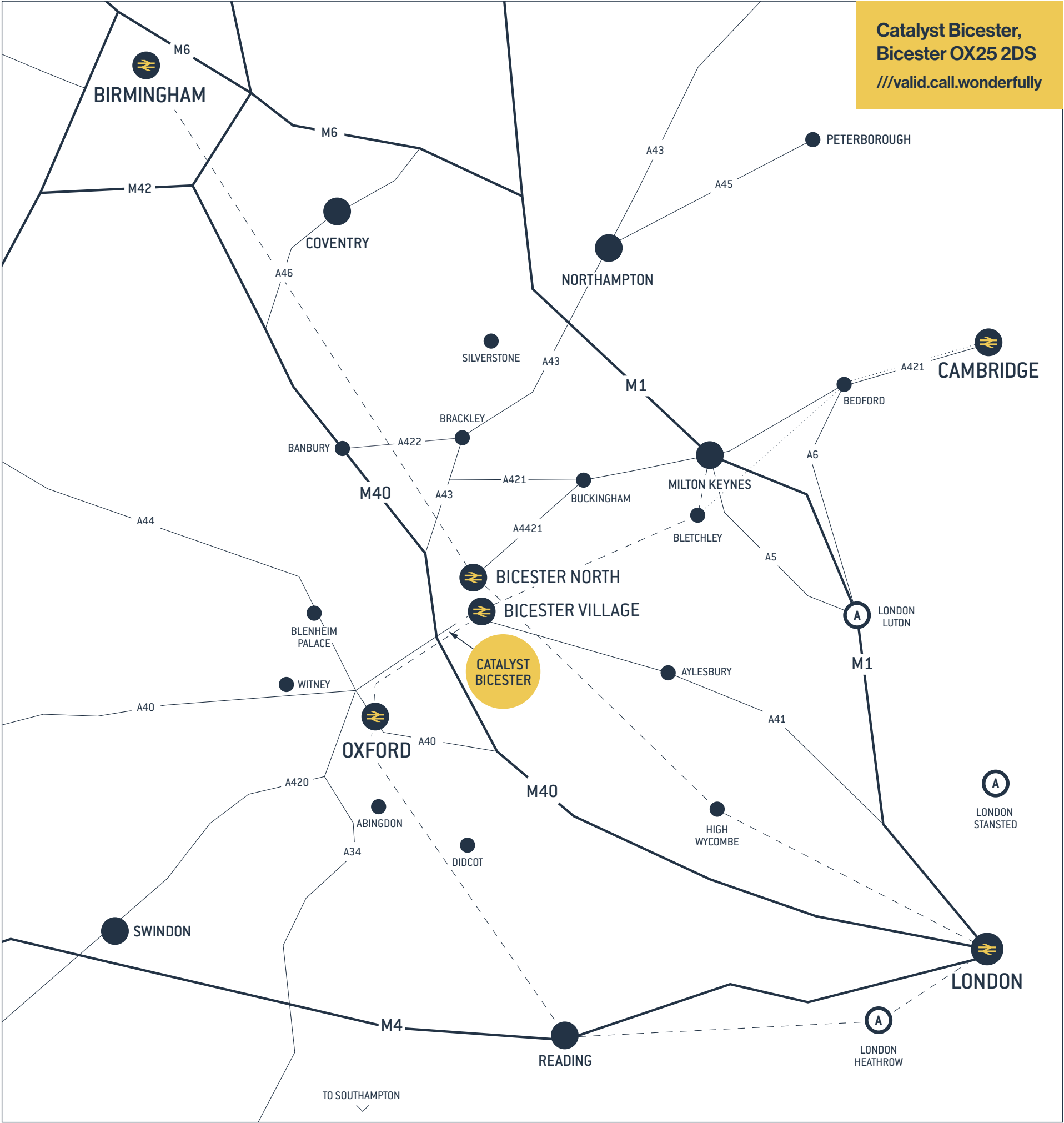
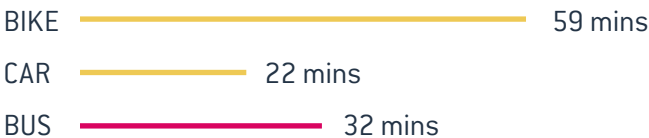
Bicester Village



Bicester North



Oxford



Pre-let opportunities

Phase 4 will provide high profile technology buildings with A41 frontage. Catalyst's design principles will be enhanced with an additional office/technical accommodation storey.

Whilst detailed planning permission is now in place, Phase 4 is also accepting turnkey solutions of 128,500 sq ft on a freehold basis, with terms available.

3
HQ worthy buildings ranging from 33,630 – 49,235 sq ft

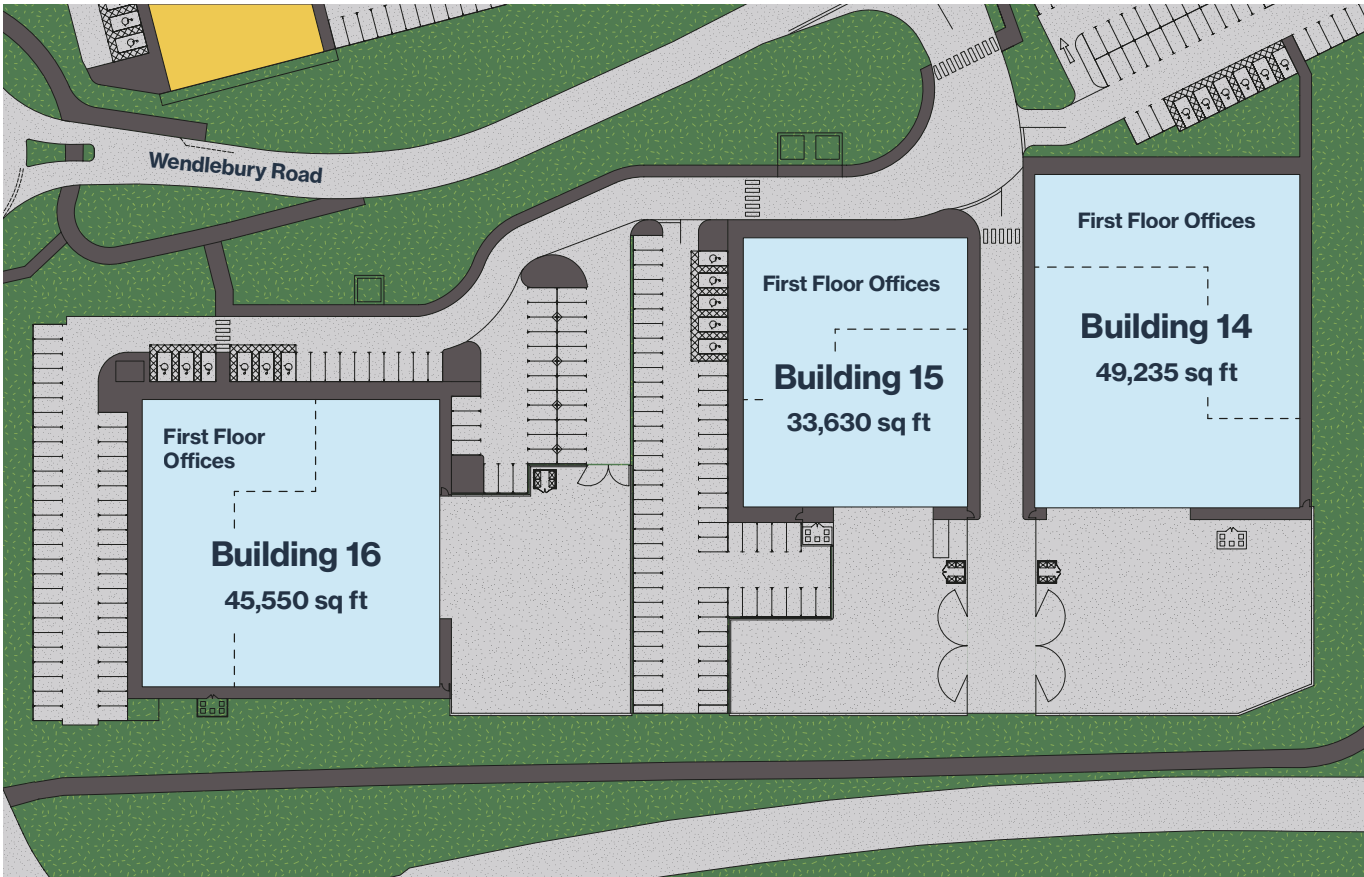
4m
Min clear below first floor

2.8m
Ceiling heights in office

50%
Office/technical accommodation provided at first and second floors

11m
Clear height to eaves

2 mVA+
Power connection



Unit 16 CGI. Indicative only.

Quality, flexibility, sustainability and design. Catalyst Bicester has established itself as a prime industrial technology park.

Terms

Buildings are available on a leasehold basis for terms to be agreed.

For further details and to arrange a viewing please contact the joint marketing agents.

CBRE

Tom Barton

**+44 (0)7817 033 078
tom.barton@cbre.com**



James Haestier

**+44 (0)7818 038 009
james.haestier@colliers.com**

**CATALYST
BICESTER**

**Catalyst Bicester,
Bicester OX25 2DS**

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catalystbicester.com



A development by

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